



**Patriot Properties Inc.**

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
263		OLD CONCORD RD, LINCOLN

**OWNERSHIP**

Owner 1:	GULDBERG PETER H
Owner 2:	GULDBERG ALEXANDRA B
Owner 3:	
Street 1:	263 OLD CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3602 Type:

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

**NARRATIVE DESCRIPTION**

This Parcel contains 7.08 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1952, Having Primarily CLAPBOARD Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 4 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	3	UNPAVED
t				Traffic	4	MEDIUM

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	9.96	1.000	R5									796,800						796,800	
101	ONE FAM		1.883		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									56,490						56,500	
101	ONE FAM		0.43		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									2,580						2,600	Wetland
132	UNDEV		2.93		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R5									17,580						17,600	Cons Restr, Wetlan

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,129,500		4.150	855,900	1,985,400		0
132			2.930	17,600	17,600		GIS Ref
Total Card						Entered Lot Size	GIS Ref
Total Parcel						Total Land:	Insp Date
Source: Market Adj Cost						Land Unit Type:	08/06/13
Total Value per SQ unit /Card: 344.44						/Parcel: 344.44	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	1,129,500	0	7.08	873,500	2,003,000	2,003,000	Year End Roll	9/28/2017
2017	101	FV	1,057,300	0	7.08	873,500	1,930,800	1,930,800	Year End Roll	9/29/2016
2016	101	FV	1,039,600	0	7.08	821,500	1,861,100	1,861,100	Year End Roll	1/14/2016
2015	101	FV	1,010,100	0	7.08	766,300	1,776,400	1,776,400	Year End	10/2/2014
2014	101	FV	963,800	0	7.08	756,700	1,720,500	1,720,500	Year End Roll	1/23/2014
2013	101	FV	943,300	0	7.08	736,700	1,680,000	1,680,000	Year End Roll	10/25/2012
2012	101	FV	943,300	0	7.08	960,700	1,904,000	1,904,000	Year End	1/26/2012
2011	101	FV	1,000,100	0	7.08	1,021,000	2,021,100	2,021,100	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WARREN CARSTENS	13864-563		12/21/1979		298000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/21/1998	1389	FINISH B	50,000	C	6/6/1998			6/6/98 100%
5/29/1996	962-96	ADDITION	108,000	C	11/20/1996			

**ACTIVITY INFORMATION**

Date	Result	By	Name
8/6/2013	MEAS/EXT INS	25	D ERSKINE
6/13/2007			
5/26/2007	MEAS/EXT INS	616	D MANZELLO
6/6/1998	MEAS/EXT INS	602	D TUCKER
11/20/1996	MEAS+INSPCTD	600	PA
11/20/1996	MEAS+INSPCTD	600	PA
5/15/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	7.07955	Total SF/SM:	308385.19	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 5	Total:	873,450	Spl Credit		Total:	873,500
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